

AGENDA

Hearing Officer:
Items 1-6: Gina Natoli

Meeting Place: Virtual (Online) and by Teleconference

Meeting Date: July 5, 2022 - Tuesday

Time: 1:00 p.m.

NOTICE

In accordance with Assembly Bill 361, all regularly scheduled Hearing Officer meetings will convene as virtual (online) meetings and by teleconference until further notice.

OBSERVING THE MEETING

To observe the meeting without providing public comment for the record, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Thursday, June 30, 2022 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Thursday, June 30, 2022 will not be provided to the Hearing Officer but will be transcribed and added to the public record.

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, June 30, 2022 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Thursday, June 30, 2022 will not be provided to the Hearing Officer but will be added to the public record.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974-6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 info@planning.lacounty.gov。謝謝。

PART I - PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - PUBLIC HEARINGS

2. **Continued from 09/07/21, 11/02/21, 12/07/21, 02/01/22, and 05/03/22)**

[Project No. 2017-005366-\(3\)](#)

[Minor Coastal Development Permit No. RPPL2017008284](#)

Planner: Tyler Montgomery

Applicant: Albert Enayati

2189 Stunt Road

Santa Monica Mountains Planning Area

To demolish an existing 636-square-foot single-family residence and construct a new 5,886-square-foot single-family residence, 733-square-foot attached garage, and new onsite wastewater treatment system (OWTS). The project is in the R-C-2 (Rural Coastal – Two Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. No CEQA determination has been made for this project. Per State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines for the County, a CEQA determination is not required for a denial.

PART II - PUBLIC HEARINGS (Cont.)

3. **(Continued from 05/03/22)**
[Project No. PRJ2021-000071-\(3\)](#)
[Administrative Coastal Development Permit No. RPPL2021000205](#)
Planner: Tyler Montgomery
Applicant: Nick Weidhaas
1418 Bonnell Drive
Santa Monica Mountains Planning Area

To legalize an unpermitted accessory structure associated with an existing 3,185 – square-foot single-family residence. The structure is less than the required setback distance of 20 feet from the front property line. The project is proposed on a 0.5-acre lot within the R-C-15,000 (Rural Coastal – 15,000 Square Feet Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. The project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

4. [Project No. PRJ2020-002339-\(3\)](#)
[Minor Coastal Development Permit No. RPPL2020007308](#)
Planner: Tyler Montgomery
Applicant: Leigh Herzig
3045 Tuna Canyon Road
Santa Monica Mountains Planning Area

To construct an addition and accessory structures for an existing single-family residence, as well as a new onsite wastewater treatment system (OWTS). The project is in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone. The project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

5. [Project No. 2017-006921-\(3\)](#)
[Minor Coastal Development Permit No. RPPL2016001221](#)
Planner: Martin Gies
Applicant: Schmitz & Associates
2003 Delphine Lane
Santa Monica Mountains Planning Area

A request to authorize a confined animal facility consisting of equestrian facilities including two existing horse rings to be retained, relocation of three horse corrals with shade structures, relocation of a hay shed and tack room, the removal and restoration of a hotwalker in H3 habitat, retroactive restoration of hotwalker area and trails within H2 habitat, H1 Buffer and Quiet Zone, and 340 cubic yards of associated grading, in the R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area) Zone of the Santa Monica Mountains Coastal Zone. The project is categorically exempt (Class 1 – Existing Facilities, Class 3 – New Construction or Conversion of Small Structures, and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART III - PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code

PART IV - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, JULY 19, 2022

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

SEA - Significant Ecological Area

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at LA County Planning and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.